

CITY OF PASADENA

Community Development Commission Minutes
April 15, 2002 - 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 7:17 p.m.

ROLL CALL:
Commissioners:

Chair Bill Bogaard
Vice Chair Paul Little
Commissioner Victor Gordo
Commissioner Steve Haderlein (Absent)
Commissioner Chris Holden
Commissioner Steve Madison
Commissioner Joyce Streater (Absent)
Commissioner Sidney F. Tyler, Jr.

Staff:

Chief Executive Officer Cynthia J. Kurtz
General Counsel Michele Beal Bagneris
Secretary Jane Rodriguez

PUBLIC COMMENT

No one appeared for public comment.

Mayor Bogaard recused himself at 7:18 p.m. due to an excess of caution of bias or favoritism, and noted his spouse is a volunteer on the Board.

APPROVAL OF LOAN AGREEMENT; COMMISSION FUNDING ASSISTANCE OF \$1,070,000 TO HERITAGE HOUSING PARTNERS TO PROVIDE AFFORDABLE OWNERSHIP HOUSING

Recommendation of Chief Executive Officer:

- (1) Approve the terms and provisions of the Loan Agreement between the Pasadena Community Development Commission ("Commission") and Housing Heritage Partners ("HHP"), pursuant to which the Commission shall provide loan assistance not exceeding \$1,070,000 to HHP for implementation of its Affordable Housing Acquisition and Rehabilitation Program ("Program");
- (2) Authorize and direct the Chief Executive Officer of the Commission to execute, and the Secretary to attest, the Loan Agreement and any and all documents necessary to effectuate the terms and provisions of the Loan Agreement, and implementation of the Program;
- (3) Approve a journal voucher appropriating \$1,070,000 from the Commission's Fannie Mae American Communities Fund Credit Facility Loan Account (Account No. 810-684120-51204) to Heritage Housing Partners Account No. 810-684120-51320; and
- (4) Find and determine that the proposed Program activities under the Loan Agreement are categorically exempt under the California Environmental Quality Act ("CEQA") and, specifically, Sections 15601 (b)(3) and 15301 of the State CEQA Guidelines,

and authorize the Secretary of the Commission to file with the County Clerk a Notice of Exemption for the Program pursuant to State CEQA Guidelines. (Agreement No. CDC-40; Journal Voucher No. 2002-65)

Recommendation of Fair Oaks Project Area Committee: The staff recommendations for the proposed Program and financing terms were reviewed and approved unanimously by the Fair Oaks Project Area Committee at its meeting on April 3, 2002.

Recommendation of Northwest Commission: The staff recommendations for the proposed Program and financing terms were reviewed and approved unanimously by the Northwest Commission at its meeting on April 9, 2002.

Councilmember Haderlein returned at 7:19 p.m.

Mr. Jim Wong, Project Manager, presented the agenda report, provided an overview for the proposed project and funding, and responded to questions

In response to a question concerning the 30-year loans, Mr. Richard Bruckner, Director of Planning and Development, offered to provide additional information to Council concerning payback of the loans.

The following people spoke in support:

Mr. Charles Loveman, Heritage Housing Partners
Ms. Sue Mossman, Pasadena Heritage

It was moved by Councilmember Holden, seconded by Councilmember Haderlein, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Councilmember Streator, Mayor Bogaard)

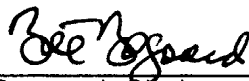
MINUTES APPROVED

February 25, 2002

Mayor Bogaard returned at 7:31 p.m.

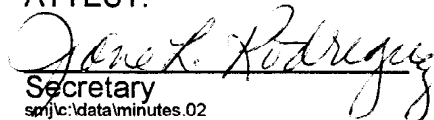
It was moved by Commissioner Gordo, seconded by Vice Chair Little, to approve the minutes as submitted. (Motion unanimously carried) (Absent: Councilmember Streator)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 7:31 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Jane L. Rodriguez
Secretary
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